QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1477116 DEEDQC
09/24/2026 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260924-0088586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fayzeh Mahmoud	**Same as New Owner**	
	(NAME)	
710 W. Old Hickory Blvd.		**06300032500**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **Mohammed Naser, unmarried man,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **Fayzeh Mahmoud, an unmarried woman,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Property located on the East side of Hudson Road in Madison, 9th Councilmanic District of Davidson County, Tennessee. Being part of parcel 58.00 on Davidson County Property Map 63 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN R.L.S. #2395, dated October 3, 2024 and known as Job No. 24-066, as follows:

Tract 2:
Beginning at an iron pin set in the easterly right-of-way of Hudson Road, 25 feet from the center, at the Northwest corner of the herein-described tract. Said beginning pint being located S 21°53'14" E - 362.44', as measured along the easterly right-of-way of Hudson Road, from an iron pin at the Northwest corner of Tract 1 of this same survey and the Southwest corner of the Leah Ashley Quinton & Brennon I. Gomm property (Map 63 Parcel 254.00) of record in Deed Book 20170703-0066581, R.O.D.C., TN., and being located 57.36' from the Southwest corner of Tract 1 and being located approximately 2011' ina northwesterly direction from Menees Lane.

Thence, from said POINT OF BEGINNING, leaving the easterly riht-of-way of Hudson Road, with a new line which is 50' south of and parallel to the south line of Tract 1, severing the Stephen and Jo Ann North property, of which this is a part, S 82°33'01" E -751.38' to an iron pin set in the fence at the Northeast corner of the herein-described tract. Thence, with a new line and generally with an old fence, S 02°57'33" E - 159.81' to an iron pin set in a fence; Thence S 02°28'12" E - 160.63' to an iron pin set in the fence at the Southeast corner of the herein-described tract. Thence, with a new line, N 82°33'01" W- 630.66' to an iron pin set in the easterly right-of-way of Hudson Road at the Southwest corner of the herein-described tract. Thence, leaving the line of Stephen and Jo Ann North, along the easterly right-of-way of Hudson Road, 25 feet from the center, N 21°53'14" W - 361.80' to the POINT OF BEGINNING, containing 5.01 acres.

Being the same property conveyed to Mohammed Naser, unmarried man, by Warranty deed from Jo Ann North, widowed dated December 22, 2025 and filed for record on January 9, 2026 as Instument No. 20260109-0001985, in the Register's Office for Davidson County, Tennessee.

This being improved property more commonly known as 1865 Hudson Road, Madison, TN 37115.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND

ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 23rd day of September, 2026.

MOHAMMED NASER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mohammed Naser, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2026.

Notary Signature

My commission expires:



Certificate of Authenticity

I, Leslie Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/23/2026.

Date

Affiant Signature

9/23/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of September, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)